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July 8, 2020

MEMORANDUM

TO: PEARLENE OTTO
CLERK, COMMITTEE ON ZONING, PLANNING & HOUSING

FROM: COUNCILMEMBER JOEY MANAHAN 

RE: PROPOSED AMENDMENTS TO THE RESOLUTION AMENDING THE
DOWNTOWN NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT
PLAN ATTACHED TO RESOLUTION 20-120.

Attached for consideration by the Zoning and Planning Committee are my proposed amendments to the Downtown Neighborhood Transit-Oriented Development Plan attached to Resolution 20-120, relating to a resolution amending the Downtown Neighborhood Transit-Oriented Development Plan.

Thank you very much for your kind consideration to this request.

2011 8 PM 12:20 CITY CLERK

AMENDMENT FORM

DEVELOPMENT PLAN (DP) AND NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT (TOD) PLAN

TOTAL PAGES:

DATE:

COUNCILMEMBER:

STAFF & PHONE EXT:

6/22/2020

Joey Manahan

Radiant x85029

MEASURE NO.	PLAN TITLE	AMENDING (RESO/BILL/PLAN)	SECTION or EXHIBIT or FIGURE NO.	SECTION OR EXHIBIT TITLE	PG NO.	AMENDMENT DESCRIPTION / DETAILS	AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)	CLARIFICATION / COMMENTS
Resolution 20-120	Downtown Neighborhood TOD Plan	Resolution	Fifth WHEREAS clause	Fifth WHEREAS clause		Amends the fifth WHEREAS clause to increase the allowable density of TMK 1-7-026:053 from an FAR of 4.0 to an FAR of 4.5	WHEREAS, the fee owners of nine acres of land identified as Tax Map Key 1-7-026:053, located at 404 North Beretania Street ("Parcel 053"), within the Iwilei Station area, have requested amendments to the Downtown Neighborhood TOD Plan that would increase the maximum allowable height of Parcel 053 from 150 feet to 400 feet; increase the maximum allowable density of Parcel 053 from a floor area ratio ("FAR") of 1.9 to an FAR of [4.0;] 4.5; and change the land use designation of Parcel 053 from medium density residential, to urban mixed use-high; and	Amends the CD1 version of Resolution 20-120

Resolution 20-120	Downtown Neighborhood TOD Plan	Resolution	Seventh WHEREAS clause	Seventh WHEREAS clause		Amends the seventh WHEREAS clause to increase the allowable density of TMK 1-4-026:054 from an FAR of 4.0 to an FAR of 4.5	WHEREAS, the fee owner of nine acres of land identified as Tax Map Key 1-7-026:054, located at 369 North Vineyard Boulevard ("Parcel 054"), within the Iwilei Station area, has requested amendments to the Downtown Neighborhood TOD Plan that would increase the maximum allowable height of Parcel 054 from 150 feet to 400 feet; increase the maximum allowable density of Parcel 053 from an FAR of 1.9 to an FAR of [4.0;] 4.5; and change the land use designation of Parcel 054 from medium density residential and urban mixed use-medium, to urban mixed use-high; and	Amends the CD1 version of Resolution 20-120
Resolution 20-120	Downtown Neighborhood TOD Plan	Resolution	Adds new ninth WHEREAS clause	Adds new ninth WHEREAS clause		Adds a new ninth WHEREAS clause	WHEREAS, the fee owner of 104,781 square feet of land identified as Tax Map Key 1-7-026:013, located at 1325 Aala Street ("Parcel 013"), within the Iwilei Station area, has requested amendments to the Downtown Neighborhood TOD Plan that would increase the maximum allowable height of Parcel 013 from 150 feet to 400 feet; and increase the maximum allowable density of Parcel 013 from an FAR of 1.9 to an FAR of 4.5; and	Amends the CD1 version of Resolution 20-120
Resolution 20-120	Downtown Neighborhood TOD Plan	Resolution	Adds new tenth WHEREAS clause	Adds new tenth WHEREAS clause		Adds a new tenth WHEREAS clause	WHEREAS, the fee owner of Parcel 013 proposes to redevelop the parcel with a mixed-use workforce housing project; and	Amends the CD1 version of Resolution 20-120
Resolution 20-120	Downtown Neighborhood TOD Plan	Plan	Figure 2-6	Maximum Building Intensity (FAR)	2-22	Amends Figure 2-6	For the parcels identified as TMK 1-7-026:053 and TMK 1-7-026:054, revises the maximum building density from an FAR of 4.0 to an FAR of 4.5.	Amends the CD1 version of Resolution 20-120
Resolution 20-120	Downtown Neighborhood TOD Plan	Plan	Figure 2-6	Maximum Building Intensity (FAR)	2-22	Amends Figure 2-6	For the parcel identified as TMK 1-7-026:013, revises the maximum building density from an FAR of 1.9 to an FAR of 4.5.	Amends the CD1 version of Resolution 20-120
Resolution 20-120	Downtown Neighborhood TOD Plan	Plan	Figure 2-7	Maximum Building Heights	2-23	Amends Figure 2-7	For the parcel identified as TMK 1-7-026:013, revises the maximum building height from 150 feet to 400 feet.	Amends the CD1 version of Resolution 20-120
